





2



1



1

- Popular Location
- Two Double Bedrooms
- Close To Transport Links
- Gas Central Heating
- Viewing Recommended
- End of Terrace
- Off Street Parking
- Front and Rear Gardens
- Council Tax Band *A*
- Call For More Information





This beautifully presented spacious two-bedroom home is situated in the sought after Crossley Terrace in Forest Hall. The property is in an ideal location within walking distance to the Metro and bus links and is also within close proximity to local shops and schools.

The ground floor briefly comprises: - entrance hallway, bright and airy lounge with bay window, fantastic open plan kitchen dining room with fitted high gloss units, an integrated oven and hob and French doors to the rear garden. To the first floor there are there are two good sized bedrooms and a modern bathroom/wc with under-sink storage.

Externally there is an easy to maintain garden to the front along with a driveway for off street parking and to the rear there is a charming decked garden, perfect for those alfresco evenings. The property also boasts gas central heating, double glazing, and ample storage.

We anticipate an extremely high level of viewings on this impressive family home. To arrange yours please call our sales team on 0191 270 1122.

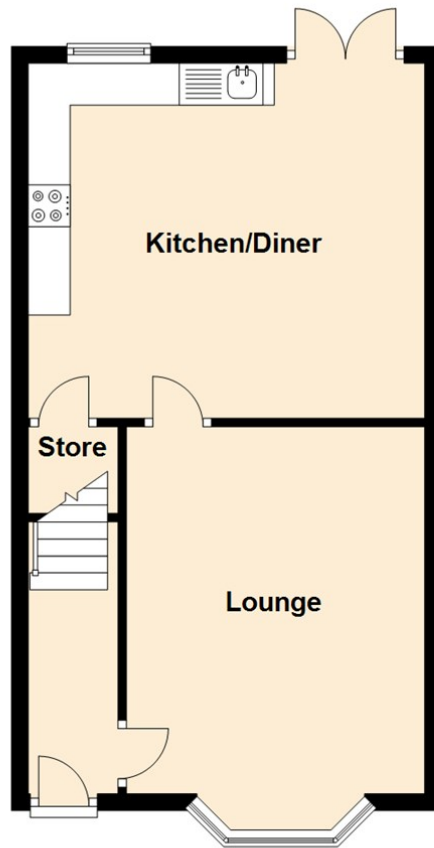
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

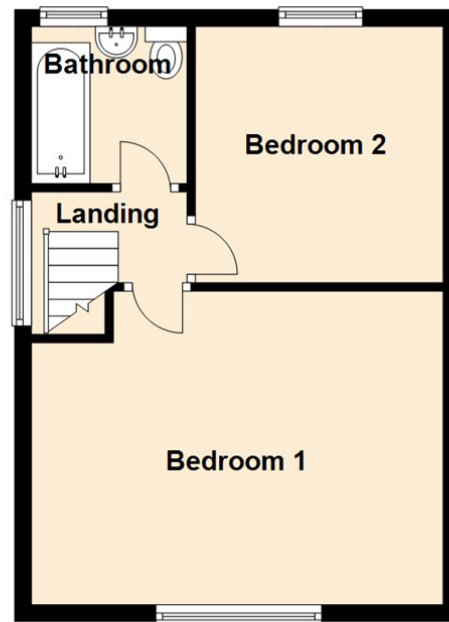
Council Tax band *A*.



Ground Floor



First Floor



Lounge 14'4" x 11'8" (4.38 x 3.56)

Kitchen Dining Room 13'10" x 15'6" (4.24 x 4.73)

Bedroom One 12'3" x 16'1" (3.75 x 4.91)

Bedroom Two 10'0" x 9'8" (3.06 x 2.96)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

The difference between house and home

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